

Unified Government of Wyandotte County and Kansas City, Kansas



Neighborhood & Community Development Meeting

5th Floor Conference Room

701 N. 7th Street Trafficway, Kansas City, KS 66101

Chair Andrew Davis

*Commissioner At-Large District 1 - Melissa Bynum, Commissioner, District 1 – Jermaine Howard
Commissioner, District 5 - Carlos Pacheco, Commissioner, District 7 - Chuck Stites*

MINUTES

Monday, June 1, 2026

9:03 PM-9:50 PM

Attendance:

Committee Members Present:

- Commissioner Davis (Chair)
- Commissioner Stites
- Commissioner Pacheco
- Commissioner Howard
- Commissioner Bynum

Committee Members Absent:

- None

Staff Present:

- Maiyee Lor (Unified Government Deputy Clerk)
- Rodney Lucas (Assistant County Administrator)
- Wendy Green (Deputy Chief Counsel)
- Michael Sutton (Redevelopment Coordinator)

Call to Order:

Commissioner Davis called the meeting to order at 9:03 P.M.

Revisions to Agenda (Discussion Begins 3:44:06)

The Clerk reported that there were no revisions to the agenda.

Commissioner Davis announced that Item 4.1 (Land Bank Annual Update) would be moved to the end of the meeting to prioritize applicants who had waited for their Land Bank applications.

3. Approval of Previous Minutes: (Discussion Begins 3:44:14)

Commissioner Pacheco moved to approve the minutes from September 8, 2025, and March 30, 2026. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 5/0

- Ayes: Stites, Pacheco, Howard, Bynum, Davis
- Nays: None
- Absent: None

4. Committee Agenda:

Item 4.1 PRESENTATION: LAND BANK ANNUAL UPDATE (Discussion Begins 4:27:00)

Commissioner Davis announced that the Land Bank Annual Update (Item 4.1) would be moved to the first item on June 29, 2026, meeting agenda.

Item No. 4.2 - LAND BANK OPTIONS — NO OPPOSITION (GROUPED FOR APPROVAL) (Discussion Begins 3:44:59)

Michael Sutton, Redevelopment Coordinator, presented Land Bank Options without opposition:

Item #	Name	Type	Address	Parcel
A 1	Maria Mendez	Single Family Home	2829 N EARLY ST	131508
A 2	Thompson Street Partners LLC	Single Family Home	1950 N 5TH ST	109831
			1948 N 4TH ST	109830
			1946 N 4TH ST	109829
			1942 N 4TH ST	109827
			1938 N 4TH ST	109826

			1936 N 4TH ST	109825
			1941 N THOMPSON ST	109860
			1942 N THOMPSON ST	109869
A 4	M&R New Properties	Single Family Home	1904 N 13TH ST	098953
			1906 N 13TH ST	098954
			1908 N 13TH ST	098955
			1910 N 13TH ST	098956
			1912 N 13TH ST	098957
			1916 N 13TH ST	098958
A 5	Valdemar Baltazar and Yadira Moreno	Single Family Home	2452 S 12TH TER	129370
A 6	Sherri Drake	Single Family Home	436 WALKER AVE	082217
A 7	Christopher L Gray	Single Family Home	7651 WEBSTER AVE	012413
A 8	Arnol Montufar	Single Family Home	435 S 72ND TER	926914
A 9	Kayli Hoffer	Single Family Home	3012 WASHINGTON AVE	063618
C 1	Chantelle Sims	Commercial	3304 PARALLEL PKWY	910620

Tracking #: 21505

The Chairman opened the public hearing. No comments were received. The public hearing was closed.

Commissioner Stites made a motion to approve all items as presented A 1 – A 9, and C 1.
Commissioner Howard seconded the motion.

Vote: Motion carries 5/0

- Ayes: Stites, Pacheco, Howard, Bynum, Davis
- Nays: None
- Absent: None

Item No. 4.3 - LAND BANK PROPERTY TRANSFERS - NO OPPOSITION (GROUPED FOR APPROVAL) (Discussion Begins 3:48:51))

Michael Sutton, Redevelopment Coordinator, introduced Property Transfer without opposition:
Mr. Sutton noted that PT 9 had been removed from the agenda.

Item	Name	Type	Address	Parcel
PT 1	J. Libardo Ruiz Ayala	Garden	1114 SHAWNEE AVE	072028
PT 2	Olivia D. Moore	Garden	3421 BELL CROSSING DR	913317
PT 3	Shelia Gutto	Garden	3068 N 21ST ST	162472
PT 4	Milton T Cox IV	Garden	2812 N 21ST ST	162936
PT 5	Kacie Flores	Garden	424 SHAWNEE RD	154708
PT 7	Isaias Enrique Lopez	Yard Extension	1714 HASKELL AVE	194809
PT 9	Pamela Martin	Yard Extension	2606 S 8TH ST	137043
PT 11	Luis Vizcarra	Yard Extension	224 N MILL ST	093012
PT 12	Salvador Acosta	Yard Extension	2403 N 12TH ST	157108
PT 15	Julia Chinchilla	Yard Extension	2731 ROSWELL AVE	099217
PT 17	Ollie Hickmon	Yard Extension	1929 TROUP AVE	068798
PT 18	Joshua J Wood	Yard Extension	1512 LOWELL AVE	066343

PT 19	Lakeisha Brown	Yard Extension	2248 ROSWELL AVE	163323
PT 22	Maria Cortez	Yard Extension	3301 N 44TH TER	172208
PT 21	Ana Rivera	Yard Extension	5905 METROPOLITAN AVE	922322
PT 23	Crosslines Community Outreach	Yard Extension	627 S PYLE ST	073588

Tracking #: 21506

The Chairman opened the public hearing. No comments were received. The public hearing was closed.

Commissioner Bynum made a motion to approve all items, as presented PT 1, PT 2, PT 3, PT 4, PT 5, PT 7, PT 9, PT 11, PT 12, PT 15, PT 17, PT 18, PT 19, PT 21, PT 22, PT 23. Commissioner Howard seconded the motion.

Vote: Motion carried 5/0

- Ayes: Stites, Pacheco, Howard, Bynum, Davis
- Nays: None
- Absent: None

**Item No. 4.4 - LAND BANK OPTIONS - WITH OPPOSITION (FOR DISCUSSION)
(Discussion Begins 3:52:32)**

Mr. Sutton introduced the Property Transfer with opposition:

Mr. Sutton stated that the applicant withdrew the WO X1 application.

For the record, Commissioner Davis clarified the applicant and property addresses, WO X1 – 3113 Strong Avenue and 1419 S 32nd Street, stating to ensure the information was read into the record.

Item	Name	Type	Address	Parcel
WO A 3	Thompson Street Partners LLC	Single Family Home	336 QUINDARO BLVD	094702

			333 QUINDARO BLVD	094701
WO A11	Candace McRae	Single Family Home	727 OAKLAND AVE	081844
WO A12	Mill Creek Builders Inc	Single Family Home	2453 N 57TH ST	036300
WO X 1	Eddie Villanueva	Extension Request	3113 STRONG AVE	166441
			1419 S 32ND ST	166404
WO X 2	Ephraim Woods Jr	Extension Request	2210 N 10TH ST	156721

Tracking #: 21507

Item No. WO A3

Staff presented opening comments. The applicant was not present.

The Chairman opened the public hearing. Comments were received:

- **Elnora Jefferson (Kansas City, Kansas) (Comment Begins 3:55:13)**

The Chairman closed the public hearing.

Commissioner Pacheco moved to hold Item No. WO A3 over to the next meeting to allow time to gather additional historical information regarding 336 Quindaro Boulevard and provide the applicant with an opportunity to determine whether to separate the application or proceed with both properties. Commissioner Davis seconded the motion.

Vote: Motion carried 5/0

- Ayes: Stites, Pacheco, Howard, Bynum, Davis
- Nays: Bynum
- Absent: None

Item No. WO A11

Staff presented opening comments. The applicant was not present.

The Chairman opened the public hearing. No comments were received.

The Chairman closed the public hearing.

Commissioner Bynum moved to hold Item No. WO A11 to the next Neighborhood Community & Development Meeting. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

- Ayes: Stites, Pacheco, Howard, Bynum, Davis
- Nays: Bynum
- Absent: None

Item No. WO A12

Staff presented opening comments. The applicant was not present.

The Chairman opened the public hearing. No comments were received.

The Chairman closed the public hearing.

Commissioner Davis moved to approve Item No. WO A12. Commissioner Bynum seconded the motion.

Vote: Motion carried 5/0

- Ayes: Stites, Pacheco, Howard, Bynum, Davis
- Nays: Bynum
- Absent: None

Item No. WO X2

Staff and the applicant presented opening comments.

The Chairman opened the public hearing. No comments were received.

The Chairman closed the public hearing.

Commissioner Bynum made a motion to extend Item No. WO X2 for one year until June 1, 2027. Commissioner Stites seconded the motion.

Vote: Motion carried 5/0

- Ayes: Stites, Pacheco, Howard, Bynum, Davis
- Nays: Bynum
- Absent: None

Adjournment: (Discussion Begins 4:27:35)

Commissioner Bynum moved to adjourn the meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

The meeting was adjourned at 10:39 P.M.

SH